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MISS MARGARET (PEGGY) EMERSON, ET AL,

GRANTORS

WARRANTY DEED

TO

WILLIAM T. HAWKS, ET UX,

GRANTEES

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For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, MISS MARGARET (PEGGY) EMERSON and C. W. EMERSON, JR., do hereby sell, convey and warrant unto WILLIAM T. HAWKS, and wife, DIANE A. HAWKS, as tenants by the entirety with full rights of survivorship and not as tenants in common the following described land lying and being situated in DeSoto County, Mississippi:

481 acres, more or less, lying and being situated in Sections 26, 27 and 28; Township 3 South; Range 8 West; DeSoto County, Mississippi, more particularly described as follows:

Beginning at the northwest corner of Section 26; Township 3 South; Range 8 West; thence south  $87^{\circ} 56'$  east 1321.32 feet along the north line of said section to the northeast corner of the Emerson tract; thence south  $1^{\circ} 39'$  west 1698.42 along the quarter section line to a point in the north right of way of Robertson Gin Road (80 feet wide); thence south  $37^{\circ} 23'$  west 2012.22 feet along said right of way to a point in an old fence row; thence south  $86^{\circ} 22'$  west 149.3 feet along said fence row to a point in the west line of section 26; thence north  $1^{\circ} 42'$  east 712.0 feet along said section line to the half section line of Section 27; thence north  $88^{\circ} 33'$  west 5295.07 feet along said half section line to a point in the west line of Section 27; thence north  $88^{\circ} 10'$  west 1330.95 feet to the southeast corner of the U. S. Government tract in Section 28; thence north  $1^{\circ} 42'$  east 2595.0 feet along the east line of said government tract to the northeast corner of said tract and a point in the north line of Section 28; thence north  $89^{\circ} 03'$  east 1320 feet to the northeast corner of section 28; thence south  $88^{\circ} 26'$  east 5307.39 feet along the north line of Section 27 to the point of beginning and containing 481.0 acres more or less. All bearings are magnetic. Said description was prepared by J. F. Lauderdale, Civil Engineer who surveyed said lands on March 2, 1982. A plat of said survey is attached hereto, marked Exhibit A and incorporated herein by reference.

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The Grantors are the sole devisees under the Last Will And Testament of their mother, Margaret Dotson Emerson, which is recorded in Will Book 13, at page 224, as found in the office of the Chancery Court Clerk of DeSoto County, Mississippi. The estate of the said Margaret Dotson Emerson, deceased, was administered in Cause Number 78-736 in the Chancery Court of said County and State.

The above described lands are subject to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

The above described lands which lie and are situated in said Section 26, Township 3, Range 8, are subject to the following: that certain right of way conveyed to Mississippi Power and Light Company recorded in Deed Book 25, at page 510, of the land records of DeSoto County, Mississippi, to which recorded instrument reference is hereby made; to that certain right of way conveyed to DeSoto County, Mississippi, recorded in Deed Book 50, at page 56, of the land records of said County and State, to which recorded instrument reference is hereby made; to the reservation by Evelyn E. Denham of one half of all mineral rights, including gas and oil, as set forth in that certain Partition Deed of record in Deed Book 31, at page 350, of the land records of said County and State, to which recorded instrument reference is hereby made.

The above described lands which lie and are situated in Section 27, Township 3, Range 8 are subject to the following: 241 acres thereof are subject to the Perpetual Flowage Easement Set Forth in Judgment Of Declaration Of Taking Of Record in Deed Book 31, at page 188, of the land records of said County and State, to which recorded instrument reference is hereby made; to the reservation by Evelyn E. Denham of one half of all mineral rights, including gas and oil,

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set forth in that certain partition deed of record in Deed Book 31, at page 350, of the land records of said County and State, to which recorded instrument reference is hereby made; 0.36 acres thereof is subject to the Perpetual Easement Deed conveyed to the United States Of America of record in Deed Book 140, at page 66, of the land records of said County and State, to which recorded instrument reference is hereby made.

The above described lands which lie and are situated in Section 28, Township 3, Range 8 are subject to the following: to the reservation of the mineral rights by the Grantors in and to the lands described in deed of record in Deed Book 30, at page 39, of the land records of said County and State, to which recorded instrument reference is hereby made; to the Perpetual Flowage Easement of record in Deed Book 30, at page 255, of the land records of said County and State, to which recorded instrument reference is hereby made.

Possession is given upon the delivery of this deed. State and County taxes for the year 1982 shall be paid by the Grantors. The Special assessments of the Mussacuna Creek Drainage District for the year 1982, shall be paid by the Grantors.

No part of the above described lands constitute the homestead of the said Grantor, C. W. Emerson, Jr.

WITNESS OUR SIGNATURES, this the 27th day of December, 1982.

Margaret Peggy Emerson  
MISS MARGARET (PEGGY) EMERSON

C. W. Emerson, Jr.  
C. W. EMERSON, JR.

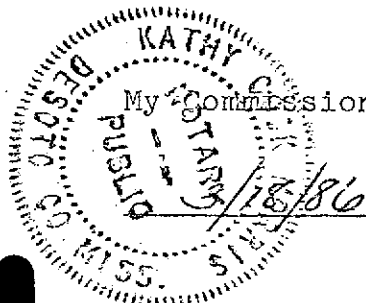
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STATE OF MISSISSIPPI  
COUNTY OF DESOTO

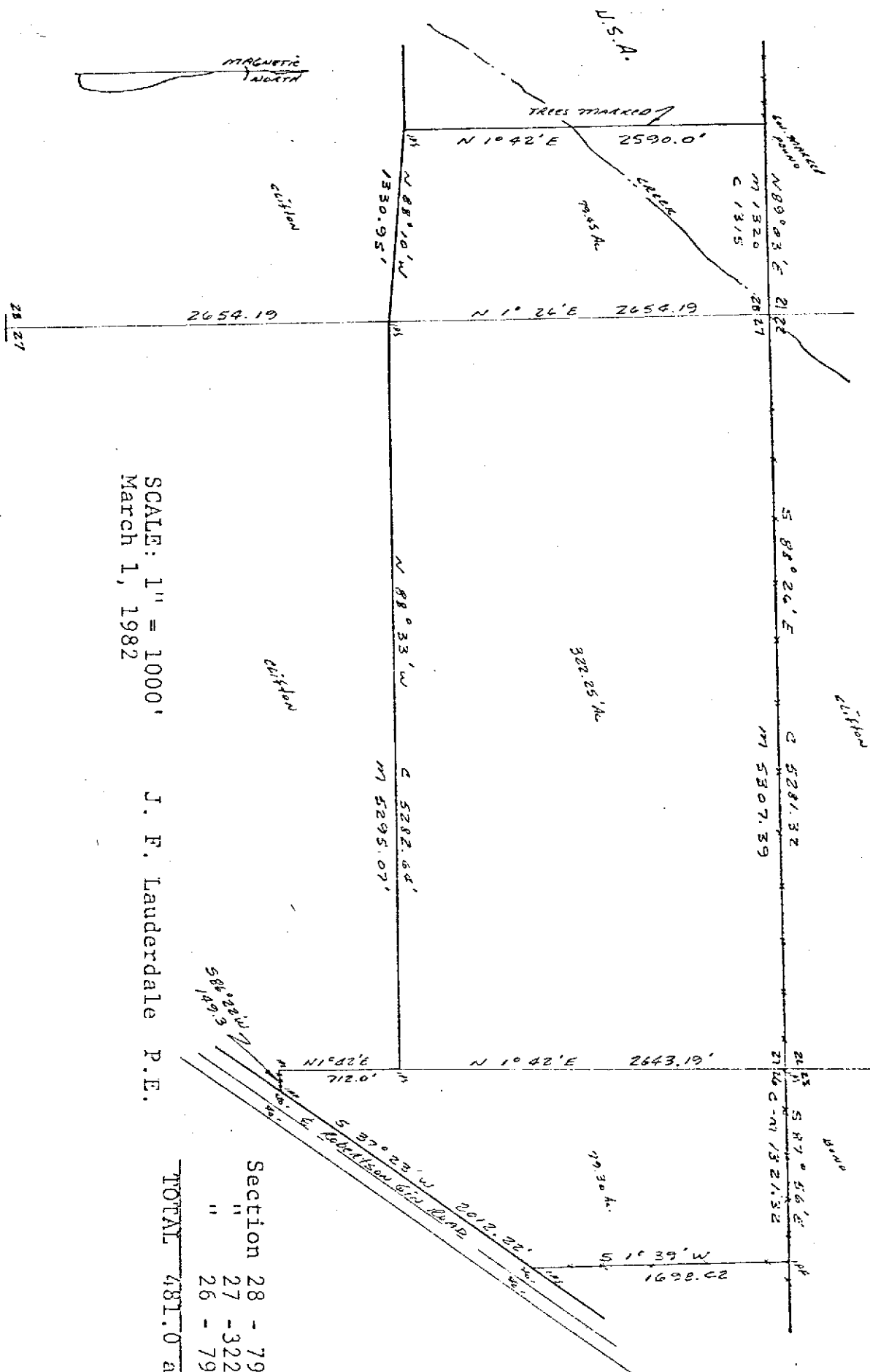
PERSONALLY appeared before me, the undersigned authority in and for said County and State, the within named Miss Margaret (Peggy) Emerson and C. W. Emerson, Jr., who acknowledged that they signed and delivered the foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office, this the 29th day of December, 1982.

Kathy Clark Morris  
NOTARY PUBLIC



SURVEY OF THE EMERSON TRACT IN PART OF TOWNSHIP 26, 27, AND 28; RANGE 8 WEST; DESOTO COUNTY, MISSISSIPPI.



SCALE: 1" = 1000'  
March 1, 1982

J. F. Lauderdale P.E.

Section 28 -	79.45
" 27 -	322.25
" 26 -	79.30
TOTAL	481.0 acres

EXHIBIT "A"

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 11 o'clock 05 minutes A.M. 5 day of Jan. 1983, and that the same has been recorded in Book 162 Page 770 records of WARRANTY DEEDS of said County.

Witness my hand and seal this the 5 day of Jan. 1983  
Fee 6.80 pd. H. M. [Signature] Clerk